

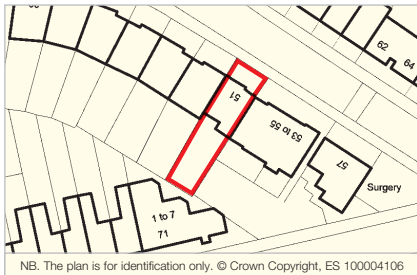
London E9

51 Darnley Road, Hackney E9 6QH

- **A Freehold Mid Terrace Building**
- Arranged to provide Three Self-Contained Two Bedroom Flats
- Two Flats Vacant
- One Flat subject to an Assured Shorthold Tenancy
- Possible Potential for Conversion to provide a Single Family Dwelling subject to obtaining all necessary consents
- Current Rent Reserved
£10,399.92
per annum
From Lower Ground Floor Flat with Vacant Possession of Two Upper Flats

IN SAME OWNERSHIP FOR APPROXIMATELY 15 YEARS

EIGHT WEEK COMPLETION PERIOD AVAILABLE



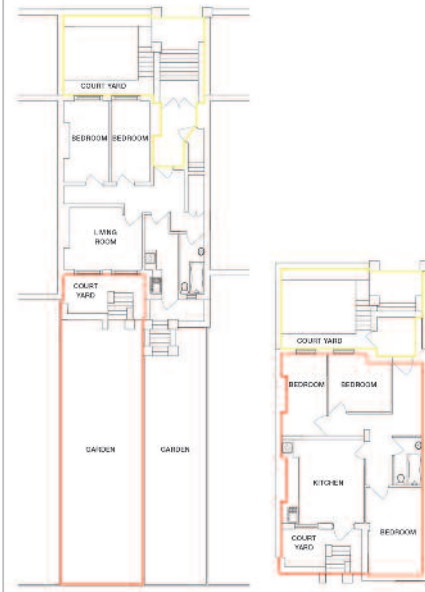
To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 11.45 a.m. – 12.15 p.m. These are open viewing times with no need to register. (Ref: UD).

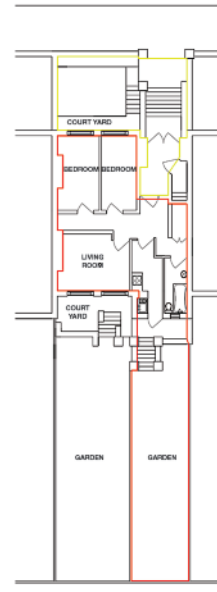
Seller's Solicitor

Messrs Seddons (Ref: Charles Maxwell).
Tel: 0207 725 5249.
Email: charles.maxwell@seddons.co.uk

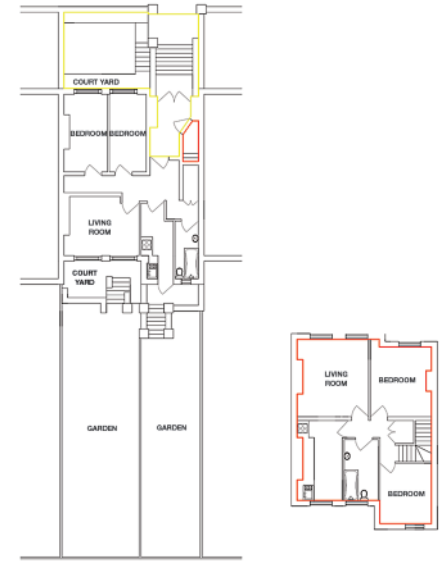
INVESTMENT/MAJORITY VACANT – Freehold Building



Flat A



Flat B



Flat C

NB. The above lease plans are for identification purposes only

Tenure

Freehold.

Location

Darnley Road is located off Mare Street (A107) which in turn runs into Cambridge Heath Road. The property itself is situated on the south side of Darnley Road, close to its junction with Brenthouse Road. An extensive range of shops and amenities is available in Hackney with rail services running from Hackney Central and London Fields Stations. The open spaces of London Fields are also situated within reach.

Description

The property comprises a mid terrace building arranged over lower ground, raised ground and first floors beneath a pitched roof. Internally the building is arranged to provide three self-contained flats. There is a rear garden.

Accommodation

Lower Ground Floor Flat – Reception Room, Two Bedrooms, Kitchen, Bathroom with Wash Basin/WC

Raised Ground Floor Flat – Reception Room, Two Bedrooms, Kitchen, Bathroom with Wash Basin/WC

First Floor Flat – Reception Room, Two Bedrooms, Kitchen, Bathroom with Wash Basin/WC

Tenancy

The Lower Ground Floor Flat is subject to an Assured Shorthold Tenancy for a term of 6 months from 4th May 2010 at a current rent of £10,399.92 per annum (holding over).

Planning

Local Planning Authority: Hackney Council.

Tel: 020 8356 3000.

The property may afford potential for conversion to provide a single family dwelling, subject to obtaining all necessary consents.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

